

## 87, Sidney Road, Walton-On-Thames, KT12 2LY

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>80</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | <b>39</b>               |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |



### £650,000 Freehold

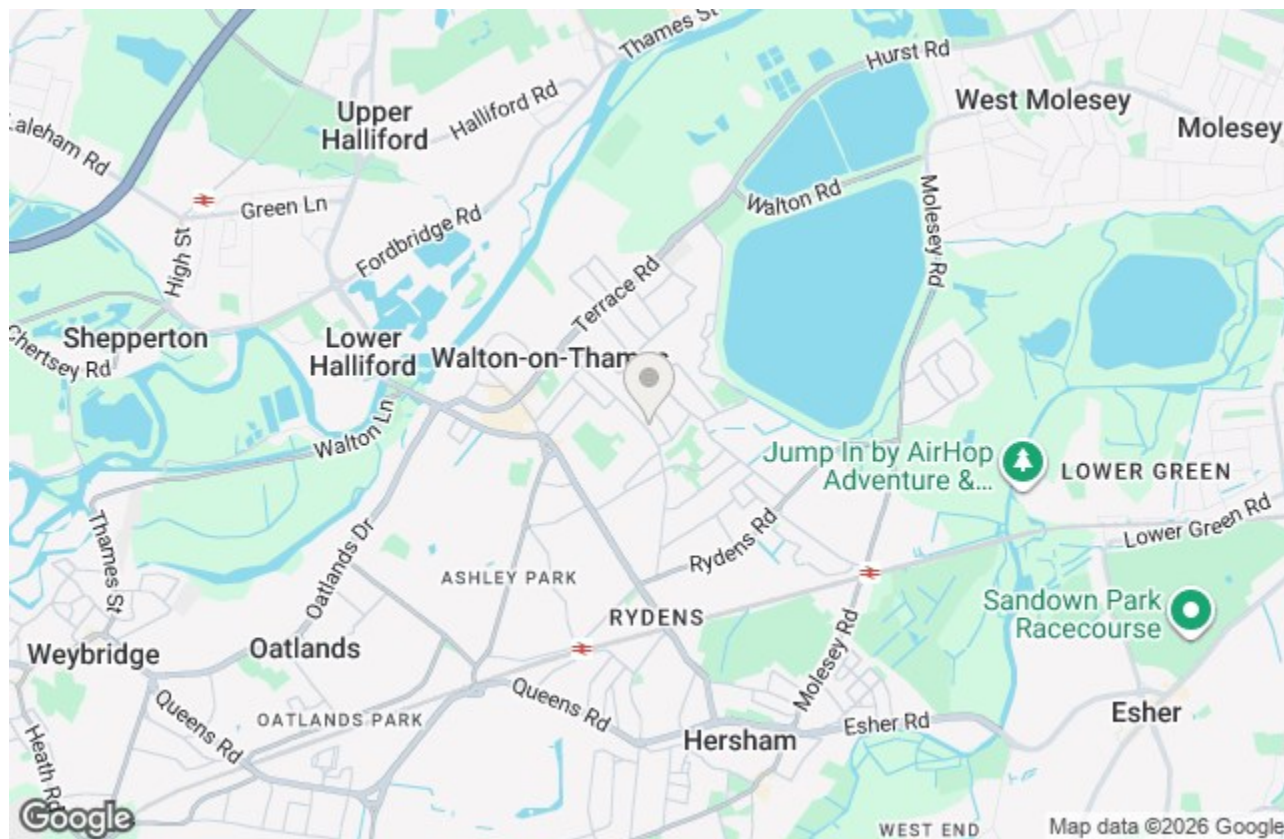
Conveniently located on the popular Sidney Road in the charming town of Walton-On-Thames, this delightful semi-detached family home is now available for the first time since its construction in 1927. Boasting three well-proportioned bedrooms and two inviting reception rooms, this property offers a wonderful opportunity for families seeking a comfortable living space with room to grow.

The house features a spacious layout, perfect for both relaxation and entertaining. The large rear garden provides a serene outdoor retreat, ideal for children to play or for hosting summer gatherings. Additionally, the property benefits from ample parking on the private drive, accommodating up to four vehicles, along with a detached garage for extra storage or potential workshop space.

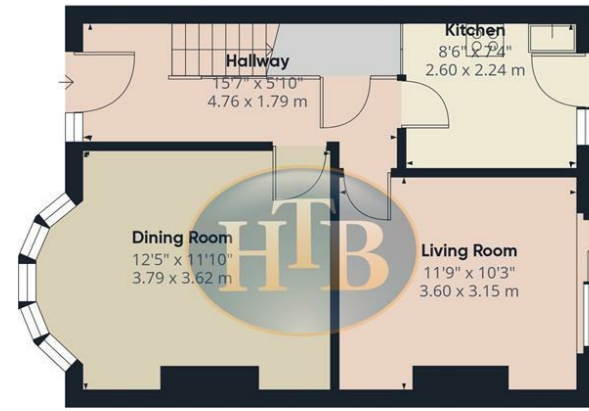
While the home is in need of modernisation, it presents a blank canvas for those looking to put their personal touch on it. There is significant potential to extend the property, subject to the usual planning consents, allowing you to create your dream home in this desirable location.

With no onward chain, this property is ready for its new owners to make it their own. Don't miss this rare opportunity to acquire a piece of Walton-On-Thames history and transform it into a modern family haven.

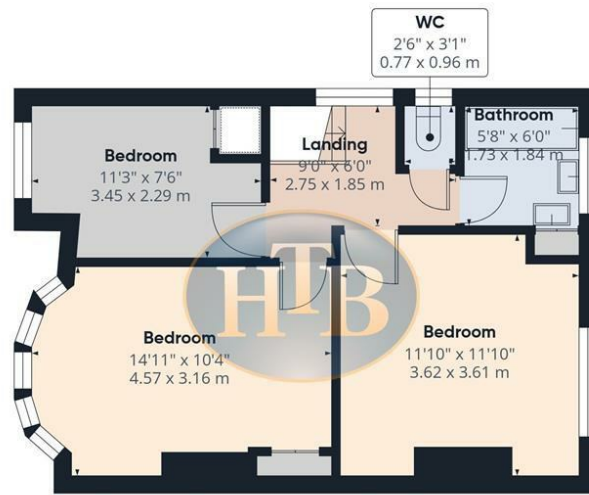
Offering excellent value for money, internal viewings are recommended and can be arranged by contacting our Walton office.



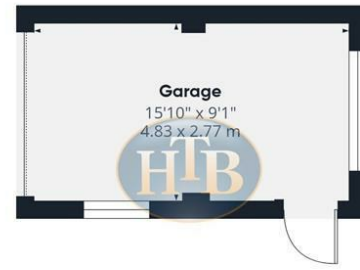
# Sidney Road, Walton-On-Thames, KT12 2LY



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

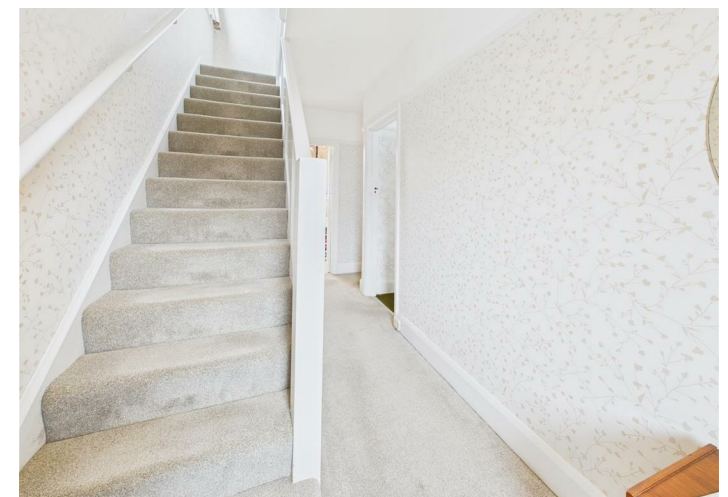


Approximate total area<sup>(1)</sup>  
1017 ft<sup>2</sup>  
94.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- THREE BEDROOM SEMI DETACHED HOME WITH HUGE POTENTIAL TO EXTEND SUBJECT TO THE USUAL PLANNING CONSENTS
- NO ONWARD CHAIN
- PRIVATE DRIVEWAY PROVIDING AMPLE PARKING
- TWO RECEPTION ROOMS
- INTERNAL VIEWINGS RECOMMENDED
- IN NEED OF MODERNISATION
- LARGE REAR GARDEN
- DETACHED GARAGE TO THE REAR
- POPULAR RESIDENTIAL STREET CLOSE TO TOWN CENTRE

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract